Davidson County DEEDWARR
Recvd: 08/22/08 15:10 2 pgs
Fees:13.00 Taxes:906.50

20080822-0086719

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Courtney Whitehurst
Affiant

K. D. E. KNIFFEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 20th **day of August, 2008.**

Notary Public
My commission expires: _____

My Commission Expires NOV. 22, 2010

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 27974

03-0807-35543

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephan C. Kivett 7305 River Park Drive Nashville TN 37221	SunTrust Mortgage 401 Commerce St. Ste. 6100 Nashville, TN 37219	155-03-0-B-044.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tina Yih-Ting Chen Goudie, and husband, Sean Goudie, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephan C. Kivett and wife, Vicki L. Kivett, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of River Park Estates, A Planned Unit Development, of record in Book 6250, Pages 658 and 659, as amended in Book 6785, Page 427, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tina Yih-Ting Chen, unmarried and Sean Goudie, unmarried, as joint tenants with rights of survivorship, by deed from Stephen Giorgio, Jr., and wife, Ruth E. Giorgio, dated 5-22-2000, recorded 6-1-2000, in Instrument No. 20000601-0054473, Register's Office for Davidson County, Tennessee. Tina Yin-Ting Chen and Sean Goudie having since married. Tina Yih-Ting Chen now being known as Tina Yih-Ting Chen Goudie.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7305 River Park Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of August, 2008.

Tina Yih-Ting Chen Goudie

Sean Goudie

STATE OF MA
COUNTY OF WORCESTER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina Yih-Ting Chen Goudie and Sean Goudie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Athol, MA, this 16th day of August, 2008.

Carmelle Lucius
Notary Public

My Commission expires: March 26, 2015

